

# Staff Summary Report



City Council Meeting Date: 10/06/05

Agenda Item Number:

**SUBJECT:** Hold the second public hearing for Arizona State University (ASU) for a Zoning Map Amendment for 130 parcels of land.

**DOCUMENT NAME:** 20051006dsd2k03

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold the second public hearing for **ARIZONA STATE UNIVERSITY** (Arizona Board of Regents, property owner), for a request to change the zoning on 130 parcels of land comprised of approximately 102 acres located on the first 150 feet from the right-of-way of properties owned by the Arizona Board of Regents located along Mill Avenue, University Drive, Apache Boulevard and Rural Road and full parcels of property located on the southeast corner of Mill Avenue and University Drive, and between the College Avenue Alignment and Rural Road on the north side of Rio Salado Parkway, including the following:

**Ordinance No. 2005.07 #ZON-2005.04** the proposed amendment includes the following changes to the Zoning Map:

Acres:	From:	To:	23.00
acres	Single Family Residential R1-6	Mixed-Use Educational MU-ED	
01.50 acres	Multi-Family Residential R-4	Mixed-Use Educational MU-ED	
01.60 acres	Light Industrial I-1	Mixed-Use Educational MU-ED	
36.60 acres	General Industrial I-2	Mixed-Use Educational MU-ED	
22.70 acres	Central Commercial District CCD	Mixed-Use Educational MU-ED	
02.40 acres	Multi-use General Commercial MG	Mixed-Use Educational MU-ED	
06.10 acres	Commercial C-1	Mixed-Use Educational MU-ED	
03.70 acres	Commercial C-2	Mixed-Use Educational MU-ED	
04.20 acres	Residential Office RO	Mixed-Use Educational MU-ED	
101.80 acres	Total Acres		

**REVIEWED UNDER:** ZONING ORDINANCE 808, SECTION 1- 401

**PREPARED BY:** DeeDee (D<sup>2</sup>) Kimbrell, Planner II (480-350-8438)

**REVIEWED BY:** Steve Venker, Planning and Zoning Manager (480-350-8920)

**LEGAL REVIEW BY:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions 1- 2  
Planning and Zoning Commission – Approval, subject to conditions 1-2  
Redevelopment Review Commission – Approval, subject to conditions 1-2

**ADDITIONAL INFO:** Arizona State University (ASU) is requesting a zoning map amendment that would change zoning designations on specific properties identified on the ASU main campus, from RO, C-1, C-2, R-4, MG, R1-6, I-1, I-2 and CCD designations to Mixed-Use Educational Zoning District. The Mixed-Use Educational zoning would apply to any property owned by Arizona Board of Regents and adjacent to a public roadway. However, lands conveyed to another party or entity would need to have the property rezoned prior to development. Creating a campus border approximately 150 feet deep along the street frontage would enable the University to make proposals and develop property with a public hearing process established within the Zoning and Development Code.

The proposed zoning map amendment of ASU properties to a Mixed-Use Educational zoning district would enable the City of Tempe and the public to actively participate on projects being proposed within the new zoning district. This will provide more public involvement in the development of state-owned property within the City. It will enable ASU to provide a mix of uses serving both the University and greater community needs. Staff supports this request, and to date, public comment has not been received. **On September 29, 2005, City Council held their first public hearing for this request.**